



ACKERT ARCHITECTURE, PC



**1326 AND 1330 COUNTY ROUTE 7 FEASIBILITY STUDY
FOR
ANCRAM OPERA HOUSE THEATER, INC**



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FEASIBILITY STUDY
FOR
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The study is developed with funding assistance from Housing Trust Fund Corporation and NYS Homes & Community Renewal. The document is property of Housing Trust Fund Corporation and Ancram Opera House Theater, Inc. SHARS ID# 20190220.

1. INTRODUCTION

Ackert Architecture, PC was engaged by Ancram Opera House Theater, Inc. to study the feasibility of renovating a residence located at 1326 County Route (CR) 7 in Ancram and replacing the existing office in the adjacent main Opera House building with a new ADA bathroom and entrance ramp. The scope of the study also included an assessment of the architectural, mechanical, structural, and code issues associated with creating a physical and functional connection between the Ancram Opera House and 1326 CR 7. In addition to identifying the costs and technical challenges, the proposed design will strengthen and reinforce the visual presence of Ancram Opera House and expand its outreach as a cultural center for the region.

The residence located at 1326 County Route 7 is zoned within Ancram's Central Business District and is close to the hamlet's main intersection. It is strategically located and directly adjacent to the Ancram Opera House at 1330 County Route 7. The house, once renovated, would dually function as artist / intern housing and provide a creative community meeting space for the Opera House. The 1,300 s.f. home is built on .08 acre parcel and divided over two floors with an unfinished walk-out basement. The house has been vacant for some time and is in poor condition but is structurally sound although many of the services are outdated and need replacing.

This report includes a complete set of architectural measured drawings along with a photographic survey of existing conditions. Architectural and infrastructural improvements are described in an itemized construction cost estimate based on the proposed schematic design. Below is a summary of the major design parameters which were taken into account during the process:

- The design is historically sensitive to the age of the house and the Hamlet of Ancram.
- The design meets current ADA codes and standards for accessibility that are well integrated functionally and visually with both buildings.
- The interior layout is conducive to providing a collaborative and creative environment for the interns and guest artists while providing a measure of privacy and independence from the Opera House.
- The meeting space is conveniently accessible to the main Opera House.
- The design approach for the house is thoughtful and modest and is economically appropriate and budget sensitive with durable but tasteful finishes and details.
- A graceful series of porches and ramps will tie the two structures together to create a visually unified identity.

- Consistent with current environmental codes, the spaces are designed to maximize natural light and minimize unwanted solar heat gain.
- The modifications within the Ancram Opera House include a new ADA bathroom, an enlarged entrance lobby and a new storage cabinet to accommodate audience seating when not utilized for performances.

2. EXISTING CONDITIONS SURVEY

1326 CR 7 dates back to 1780 and is a post and beam wooden structure with a stone basement foundation. It is built on a steeply sloping south facing site allowing a full walk-out basement to the rear. There is no discernible front yard setback from CR 7 and the existing entry porch is not functional. A single story with attic storage was added to the original rectangular footprint which is setback from the road and provides a secondary entrance via a covered porch. There is a second means of egress into the backyard through a wooden rear deck and open staircase.

The ground floor has an open plan and consists of a living/dining area, a kitchen, a full bathroom and a small corner bedroom facing the street. An interior wooden stair leads to a second floor with two bedrooms, a full bathroom and two storage areas. A closed-off storage area over the first floor living room revealed remnants of an abandoned roof structure that will need to be demolished.

The basement level of the house is accessible from the main interior stair and from the rear garden. This level contains a domestic hot water heater, furnace, pressure tank, and a washer and dryer. The floor is partially dirt, loose stone with some poured concrete under the mechanical equipment. Some portions under the addition are not fully excavated.

The exterior walls were originally wood clapboard and are now covered in painted aluminum siding. The main roofs are composed of asphalt shingles and have shown no evidence of major leaks. The roofline of the addition creates an asymmetrical condition on the north gable end facing the Ancram Opera House. A flap style dormer on the second level at the rear of the house is framed to create an extremely low ceiling in the kitchen below. The windows are double paned with vinyl frames but need replacing, enlarging and, in some places, repositioning.

The rustic original post and beam framing is visible in the upstairs bedrooms and around the kitchen and may be preserved along with a few vintage doors and wide board flooring. Most interior finishes in the main areas, bathrooms and kitchen will need to be demolished. The ceiling heights on the ground level are all below 8' and under 7' in the kitchen. The bedrooms have sloped ceilings that vary in height from just above 5' to 8'.

3. ARCHITECTURAL DESIGN APPROACH

3.1 Propose Programming and Floor Plans

In addition to providing artist / intern housing, the Ancram Opera House will have a new meeting space on the ground floor of 1326 CR 7. Since the structure is located in a combined business and residential zone, incorporating a meeting space into the house floor plan is permissible with a 1 hour fire separation and its own bathroom facility.

After assessing the existing conditions, Ackert Architecture identified the following issues to be addressed during the Schematic Design Phase of the report:

- The height of the kitchen ceiling is 6'7" and does not meet code.
- The entrance from the street is not ADA accessible.
- There is no entrance vestibule.
- The front entrance porch on the original section of house was added on and is not symmetrically positioned.
- The second means of egress at the rear of the house opens into the bathroom.
- The door to the basement stair opens into the bathroom.
- One of the upstairs bedrooms is under-sized by code and has no closet.
- There is an abandoned roof over the first floor addition which is a health hazard and must be removed.
- The wooden stair is not stable and needs to be re-built.
- Finishes, fixtures, cabinetry and appliances need replacing.
- The basement level is under-utilized and could be finished out.

Ackert Architecture presented two schemes to the Ancram Opera House committee for evaluation. Initially, both schemes proposed new uses in the basement as either a meeting place or additional living space, but upon further cost evaluation, it was decided to place these functions within the ground and second levels of the house.

The 25' wide exterior side yards between the two buildings is planned to create a physical and functional connection with new ramps, wooden platforms and covered porches. These outdoor spaces will serve the Opera House community during the warmer months by providing pre- and post-performance gathering areas.

The interior organization of 1326 CR 7 incorporates a new shared entrance vestibule that is ADA accessible along with a total of 3 bedrooms, 2 full bathrooms, open kitchen, living and dining areas. One bedroom is located on the ground floor and is fully accessible. The kitchen area has been opened up to create a double height light filled space. The second means of egress connects the new kitchen with the rear garden. The two upstairs bedrooms are more equally proportioned and include adequate storage and desk space.

The 180 s.f. meeting area has its own ADA bathroom and is approached from the main Opera House building by either the exterior decks or through the shared vestibule. It will be separated from the residential functions by fire rated construction. The space is large enough for informal meetings between interns, artists, staff and visitors.

The basement level will be renovated and used as storage, laundry and work space by the Opera House. It will house all the needed mechanical equipment for heating and domestic hot and cold water.

3.2 Elevations

A new roofline is proposed over the single story addition that is more respectful to the original farmhouse profile. A new wrap around overhang covers the connecting porch and decks and gives the house a human scale.

Because the existing front porch into the original house is so close to edge of CR 7, it was decided to remove the overhang and emphasize the shared entrance vestibule for safety.

It is envisioned to remove the aluminum siding and restore the original wood clapboard siding along with new wood framed and double paned thermal windows. New doors and windows locations will be needed to enhance the daylighting and views from the house.

The new ramps and porches to both the Ancram Opera House and 1326 CR7 are respectfully designed to reinforce the balance and symmetry of the buildings. The ramp to the Opera House ties in with the southern end of existing porch and may be easily approached by car. The ramp to 1326 CR 7 replaces the existing steps and is well integrated with the front facade.

4. ENGINEERING DESIGN

4.1 Structure

The existing wood post and beam structure of the original house has held up well and does not show major signs of deterioration. There will be some structural remediation required in the basement and existing wood lally columns will be replaced with cement filled steel tubes and spread footings.

- There are some minor cracks to the exterior of the basement walls which may be mortared over.
- Some stiffening of the walls will be needed when the kitchen ceiling is opened up to create a double height space.
- The wooden rear porch has been water damaged and needs to be replaced.

4.2 Mechanical, Electrical, Plumbing and Septic System

The current heating system of the house is ducted forced air generated from an oil burning furnace. The upper level is passively heated through open floor grates. There is an electric domestic water heater and a pressure tank that connects with the well water line to the east. There is no air conditioning system.

The cost proposal includes removing the existing duct system and furnace and installing a new high efficiency propane gas fired boiler to provide domestic hot water and hydronic baseboard heat. A new multi-zoned mini-split AC system will serve the residence and the meeting space.

The electric circuit panel box is located in the basement and is undersized. The 100 amp service into the house will need to be upgraded to 200 amps and the old wiring does not meet current electrical codes for 3-pronged grounded outlets.

The house is served by a well that is located to the east of the house. Tests done on the supply were adequate although the piping and distribution system are old and not up to code and need replacing.

The house is connected to an existing septic system on the west side of the property. The small .08 acre parcel size impacts the effectiveness of the leach fields. The installation of an aerated jet septic tank has been recommended as a repair to the existing system. The quality of the soil will also determine whether remediation for better percolation is needed. The waste piping from bathrooms and kitchens will need replacing but their locations within the house will remain.

5. CODE REVIEW

The Town of Ancram uses the New York State Uniform Fire and Building Code for all new construction projects. The renovation and revitalization project will require a building review and permit from the Town. 1326 CR 7 will not require any reviews from other Federal, State or Historic Preservation agencies to undergo the work.

The House is located within the Ancram Hamlet Business / Residential Zone and is designated as AH - B/R. A non-profit business and residential use is permitted but may require a review by the Town planning board because the house is currently used as a residence only.

An office space is required to be separated from a residential use by a 1 hour fire separation and must have access to its own ADA bathroom.

With respect to zoning regulations, the size and shape of the house is existing, so all front, side, and rear yard setbacks along with site coverage percentages are grandfathered in.

6. COST ESTIMATE

The cost estimate is broken out into the major trades electrical, plumbing, HVAC, waste management, carpentry and demolition work. The total project cost including general conditions and insurance is \$346,400. This total budget includes the ADA bathroom and lobby modifications within the Ancram Opera House at \$15,500, another \$30,000 for repairs to the septic system and \$10,000 for construction of exterior decks and ramps. This leaves a total of \$300,000 for the renovation of 1326 County Route 7.

While 1326 CR 7 is in stable structural condition with sturdy foundations and old wood post and beam framing, it has been neglected for many years and requires all new exterior and interior finishes, new bathrooms, new kitchen, electrical service, plumbing and mechanical systems and distribution. The basic layout of the floor plan, with a centrally located stair and entrances from front and back is efficient and requires very little demolition of walls, but all existing surfaces, including ceilings, fixtures, doors and windows will need replacing.

The construction work accounts for more than 40% of the total cost and includes new framing for the roof, windows, porches, ramps, and decks as well as insulation, weather proofing and pouring a basement slab. Another large portion is dedicated to new services such electrical, mechanical, plumbing, and waste management with the remaining to be spent on demolition, exterior painting, and fixtures.

The 1326 CR 7 structure is approximately 1,300 s.f., with an overall budget of just under \$300,000 which comes out to \$230 per square foot. This calculation on a cost per square foot basis is consistent with a modest renovation project of this kind.

	1326 County Route 7 and Ancram Opera House	
	Demolition Work	\$14,500
	Interior Walls, Floor Framing	\$4,000
	Old Roof and Framing	\$5,000
	Overhangs	\$2,500
	Disposal fees	\$3,000
	Construction	\$116,300
	Rough Carpentry - Framing	\$37,500
	Stairs	\$6,000
	Porches and Roof	\$28,500
	New Window and Door Openings	\$4,500
	Insulation and Waterproofing	\$11,800
	Pour Basement Slab	\$12,000
	Replace Columns in Basement	\$5,500
	Clapboard Repair / Replacement	\$10,500
	Finished Carpentry	\$40,600
	Sheetrock Walls and Ceilings	\$13,800
	Interior Doors	\$3,800
	Windows	\$14,800
	Casings, Baseboards, Trim	\$8,200
	Millwork	\$13,000
	Kitchen Cabinets and Countertops	\$10,500
	Bathroom Vanities	\$2,500
	Finishes	\$32,000
	Wood Floors	\$13,000
	Painting and Plastering	\$12,500
	Tile Work	\$6,500
	Plumbing and Heating	\$23,200
	Fin Tube Baseboard Heating	\$8,200
	Boiler and Domestic Hot Water Heating	\$11,500
	Kitchen and Bathroom Fixtures	\$3,500

	Septic System	\$30,000
	Purchase and install new aerated tank and recondition leach fields	\$30,000
	Electrical	\$19,300
	New 200 amp Service	\$6,500
	Outlets, Switches, Lighting	\$6,800
	Appliances	\$3,500
	Lighting	\$2,500
	AC	\$13,500
	Mini splits	\$13,500
	EXTERIOR WORK	\$20,000
	Decks, Ramps and Landscaping	\$10,000
	House Painting	\$10,000
	ANCRAM OPERA HOUSE ADA BATHROOM	\$15,500
	Demolish Existing Office Space	\$500
	Construction	\$5,000
	Plumbing, Electrical, Venting	\$5,000
	Doors	\$500
	Finish Carpentry	\$2,500
	Painting, Tilework	\$1,000
	Storage Closet and Doors	\$1,000
	SUB-TOTAL	
	GENERAL CONDITIONS AND INSURANCE	\$8,500
	TOTAL	\$346,400

7. SUMMARY

The goal of a feasibility study is to uncover issues, problems or obstacles that would make a project economically untenable or functionally inefficient. After careful review and investigation of outstanding issues, the renovation and incorporation of 1326 CR 7 to the Ancram Opera House facility is economically, legally and architecturally viable.

The proximity of 1326 CR7 to the Ancram Opera House Theater is a major asset to the overall project. By physically joining the two buildings with a series of covered decks and ramps, the plans for the newly renovated house strengthen the identity and presence of the Opera House. The project will provide a new threshold into the central business district of The Town of Ancram and expand and strengthen its boundaries.

The project is not without some challenges, but the basic bones and proportions of the original home provide a strong justification for the renovation. The exposed timber post and beam structure and wide board flooring will bring the historic character of the house back to life and provide a unique and multi-layered ambience. There would be few similar opportunities within Ancram that offer the historic fabric and strategic location for the Opera House.

By opening the ceilings in the kitchen and meeting room, the spaces will take on a creative and collaborative environment that is unusual and playful for a house of this vintage.

A renovation project of this kind would most likely take 4 months in the design phase and approximately 4 to 6 months in construction. The use of the house as both office and residential will be reviewed by the Town but since it is zoned as business / residential, the new use will not be challenged or problematic.



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EXISTING CONDITIONS PHOTOGRAPHS AND DRAWINGS



EXISTING CONDITIONS PHOTO SURVEY
THE ANCRAM OPERA HOUSE AND 1326 COUNTY ROUTE 7



Front Elevation



Looking South towards the town center



Looking North away from the town center



Ancram Opera House Front Entry Porch



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7 : EXTERIOR



CREATE NEW ROOF LINE

**OPEN ACCESS TO NEW
CONNECTING PORCH**

**AREA FOR NEW
CONNECTING PORCHES**

North Elevation



West (Front) Elevation



REMOVE CANOPY

NEW OPENINGS

**AREA FOR NEW
CONNECTING PORCHES**



North and East Elevations



NEW BACK PORCH AND ENTRY

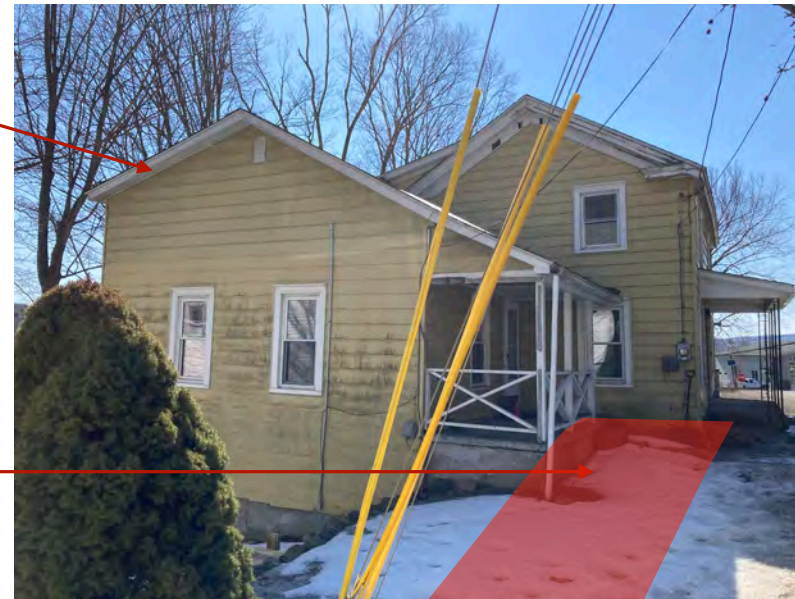
South and East Elevations



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7 : EXTERIOR



North Elevation



CREATE NEW ROOF LINE

NEW ADA RAMP

Area between the two buildings



**AREA FOR NEW
CONNECTING PORCHES**

REMOVE CHIMNEY



South Elevation



Looking North towards the Opera House



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7
FIRST FLOOR INTERIOR: KITCHEN, ENTRY, STAIRWELL



View into Existing Kitchen

- RAISE CEILING
- MAINTAIN LOCATION
RENOVATE KITCHEN
- NEW DOOR FROM
REAR ENTRANCE
PORCH



Existing Entry Area

- CREATE A SEPARATE KITCHEN FROM
MEETING AREA
- RESTORE WOOD FLOOR
BOARDS



- RAISE CEILING
- NEW SHARED ENTRY
AREA WITH NEW
BATHROOM
AND MEETING SPACE
- PROVIDE ACCESS TO
EXTERIOR



View into Existing Entry

- NEW STAIR
- CREATE NEW BATHROOM
ENTRY



Existing Stair



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

FIRST FLOOR INTERIOR: BATHROOM, KITCHEN



First Floor Bathroom

NEW FIXTURES AND FINISHES



REPLACE CABINETRY
AND APPLIANCES



Kitchen



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

SECOND FLOOR INTERIOR: BATHROOM, BEDROOM, STAIR



Stair



RETAIN OLD TIMBER POST
AND BEAM FRAMING

Second Floor Bathroom



RETAIN FIXTURES WHERE POSSIBLE

RETAIN OLD TIMBER POST
AND BEAM FRAMING

SAVE PANEL DOORS
FOR RE-USE

REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE



Hallway



Bedroom



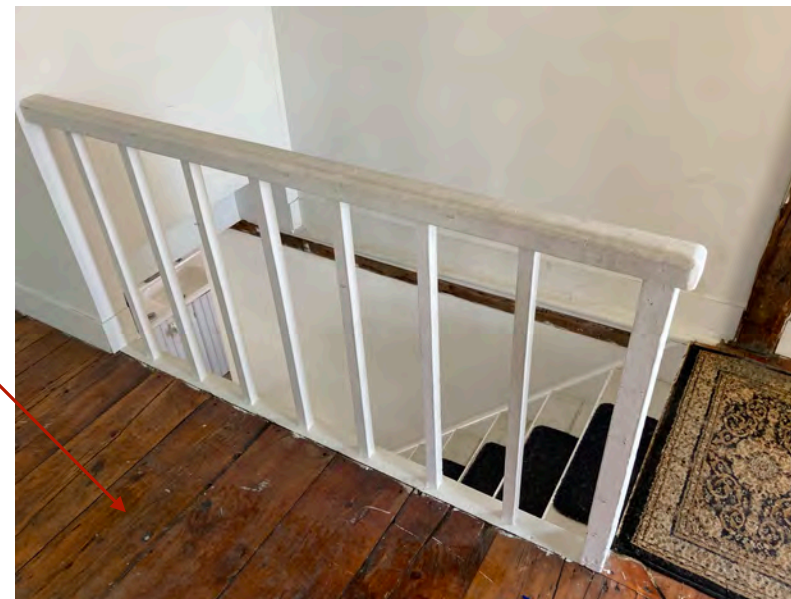
EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

INTERIOR SECOND FLOOR: STAIR, BEDROOM, DORMER STORAGE AREA



Stair



REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE

Bedroom



REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE



INSULATE AND FINISH CEILING
REMOVE FLOOR TO
RAISE KITCHEN CEILING BELOW



INSULATE AND FINISH CEILING
REMOVE FLOOR TO
RAISE KITCHEN CEILING BELOW

Dormer Storage Area



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

BASEMENT: FURNACE, STAIR WELL, PRESSURE TANK



Stair



REPLACE STAIR

Laundry Area



REMOVE STONE LEDGE AND PROVIDE
NEW LAUNDRY MACHINES

REFINISH BASEMENT AND
PROVIDE NEW INSULATION
REPLACE FURNACE AND
PROVIDE NEW HYDRONIC
HEATING SYSTEM



Mechanical Equipment



REFINISH AND REMOVE ALL DEBRIS,
POUR NEW SLAB, REMOVE LOOSE
STONE



EXISTING CONDITIONS PHOTO SURVEY
ANCRAM OPERA HOUSE, EXISTING ENTRY AND OFFICE SPACE



Main Entry Doors

**ENLARGE LOBBY SPACE
PUSH WALL BACK**



Entrance Lobby looking North into Office

**ENLARGE LOBBY SPACE
PUSH WALL BACK**



**CONVERT TO NEW
ADA BATHROOM
FOR PATRONS**



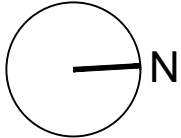
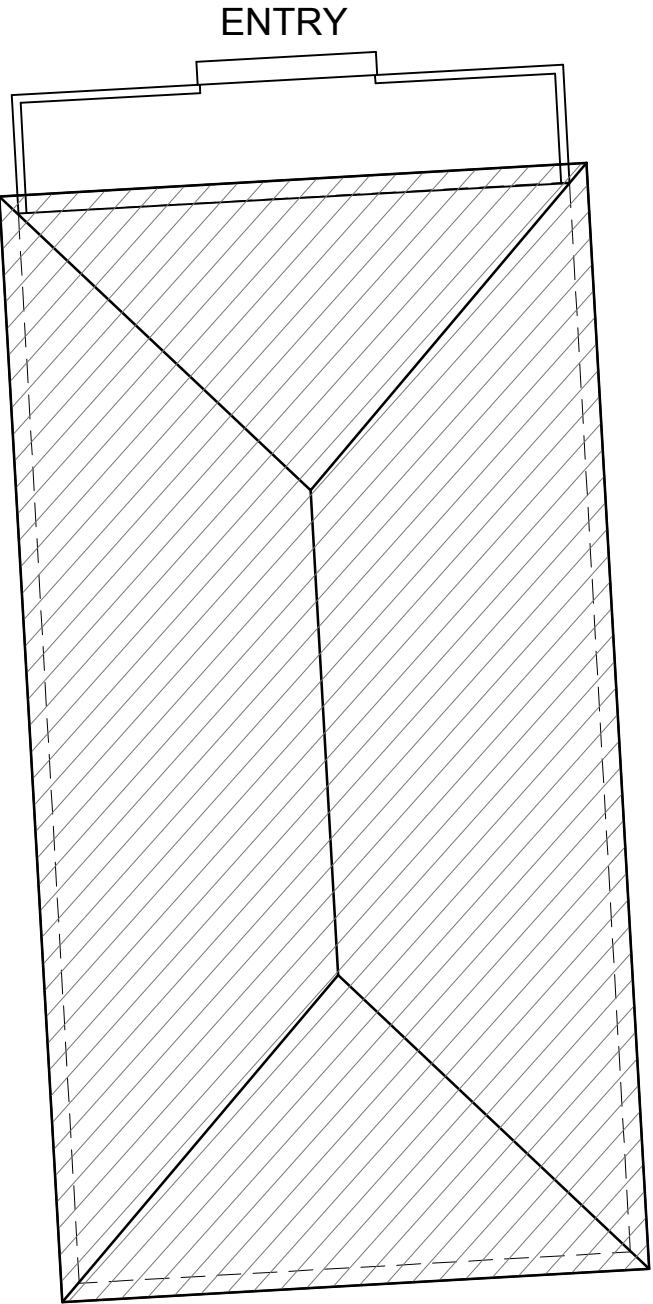
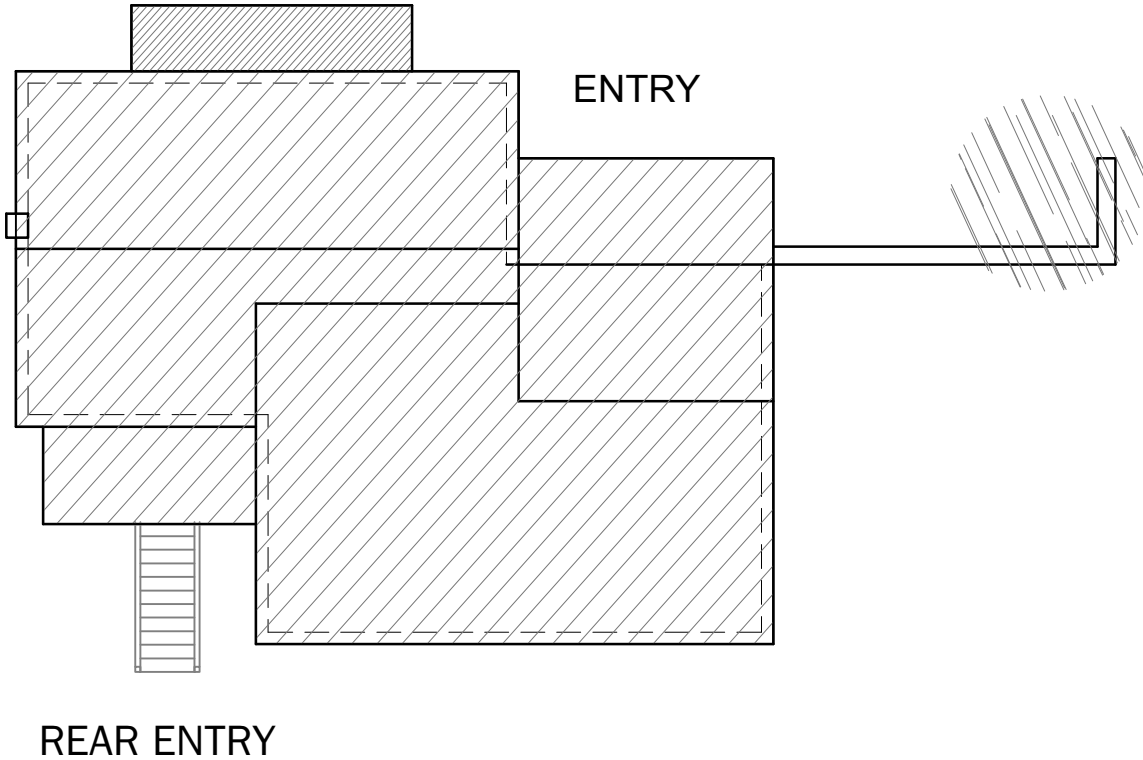
Office Space



COUNTY ROUTE 7

1326 COUNTY ROUTE 7

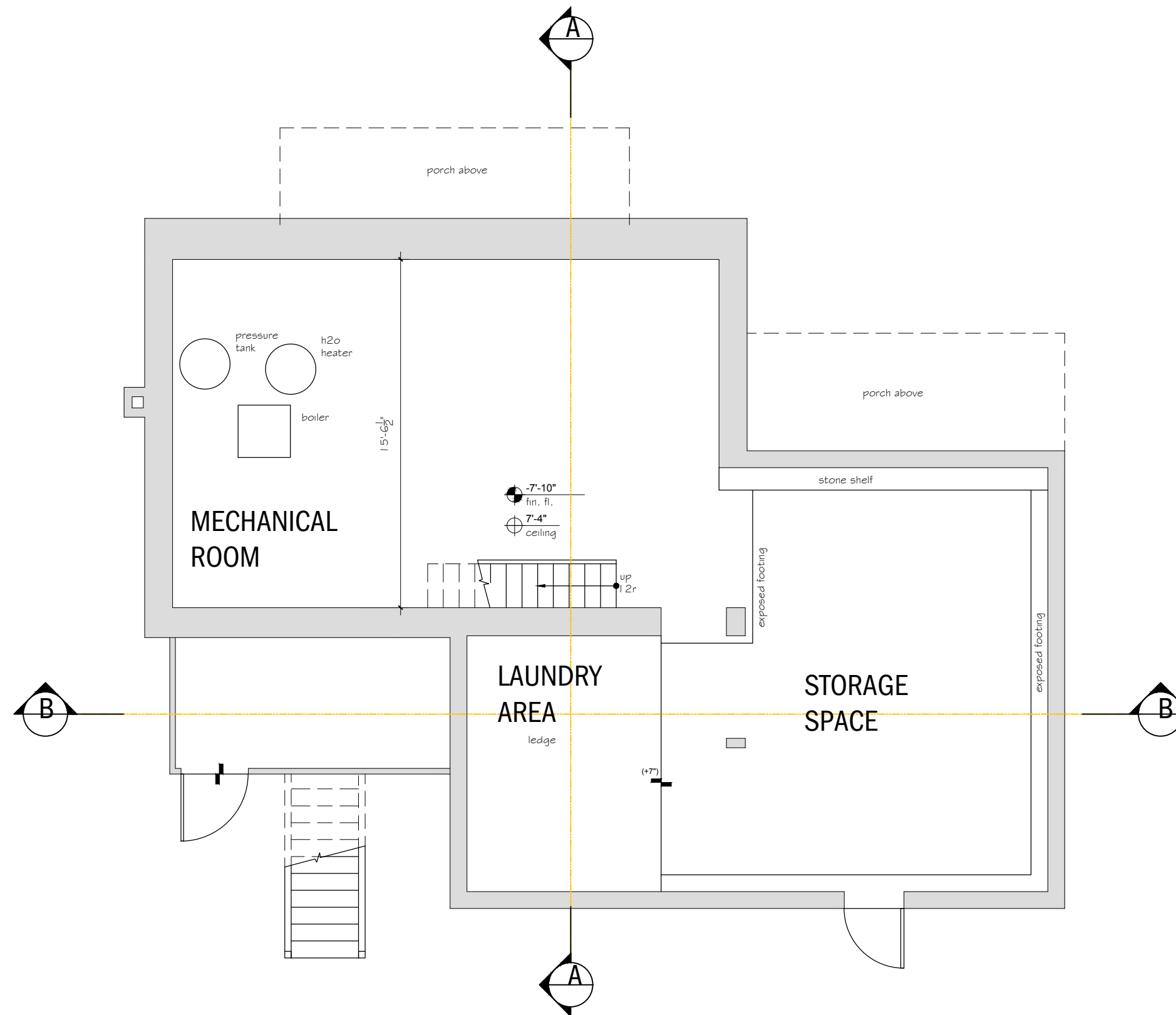
1330 COUNTY ROUTE 7
ANCRAM OPERA HOUSE



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PO BOX 366
HILLSDALE, NY 12529

EXISTING SITE PLAN

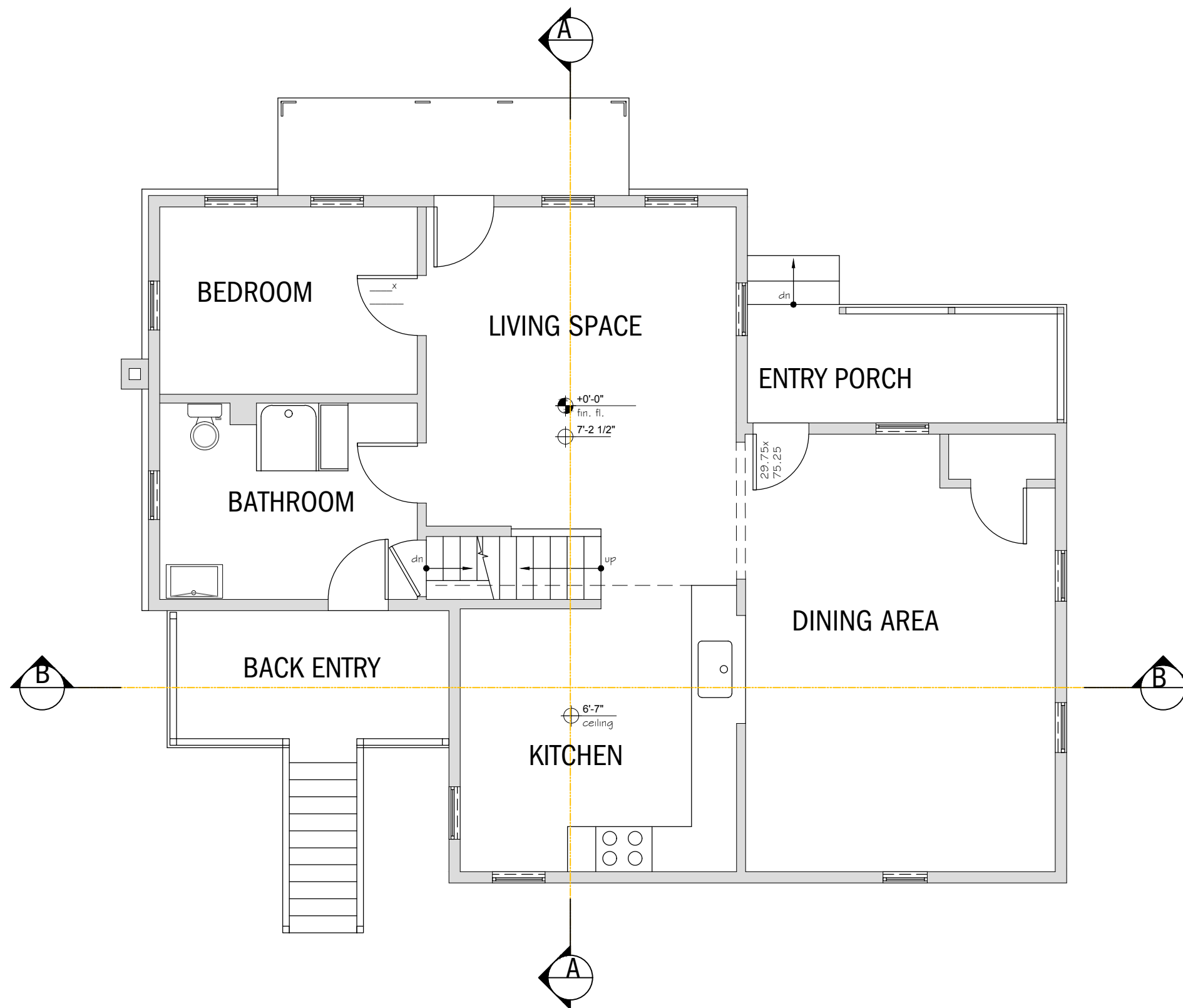




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EXISTING BASEMENT PLAN
1326 CR 7

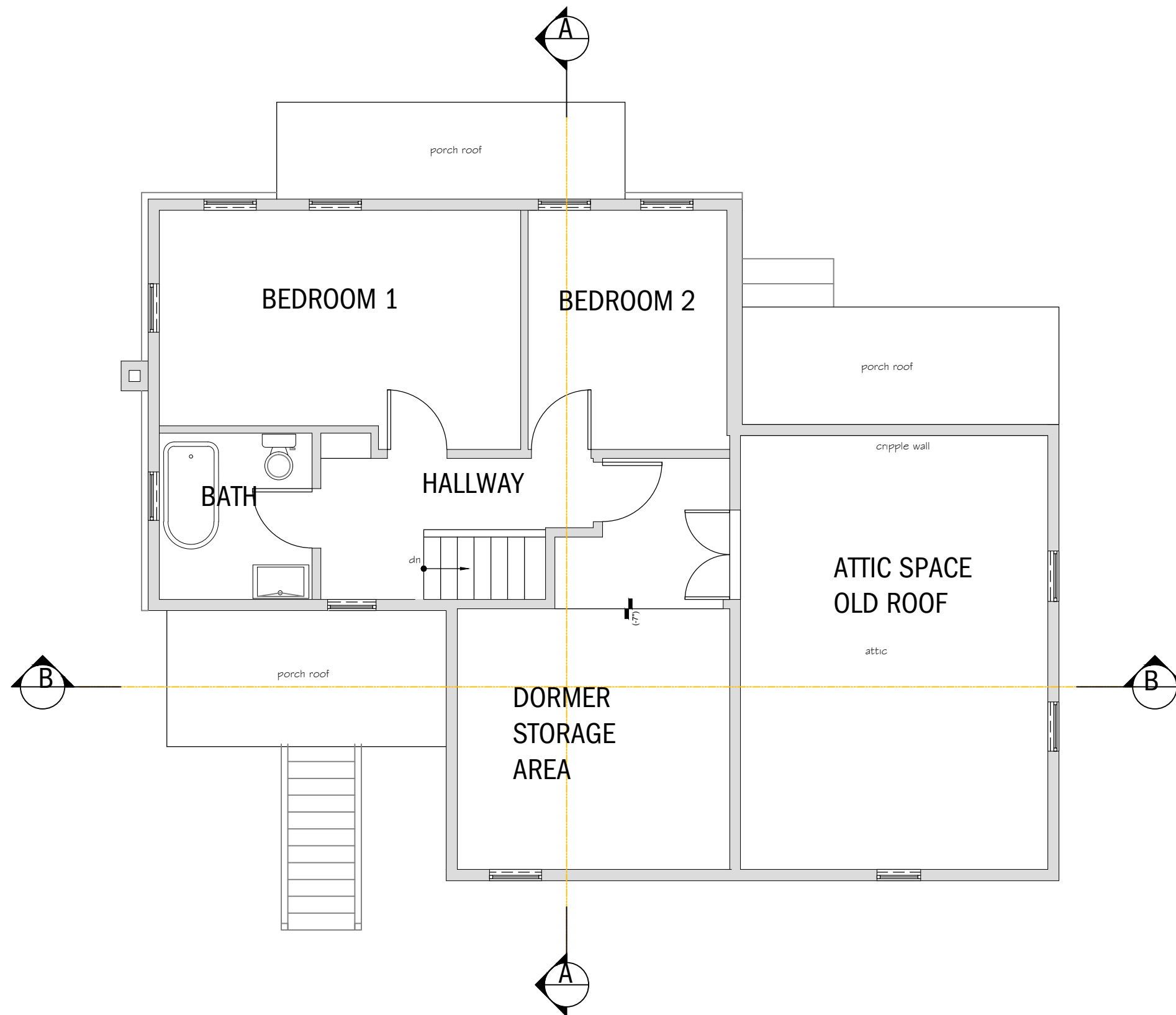




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EXISTING FIRST FLOOR PLAN
1326 CR 7

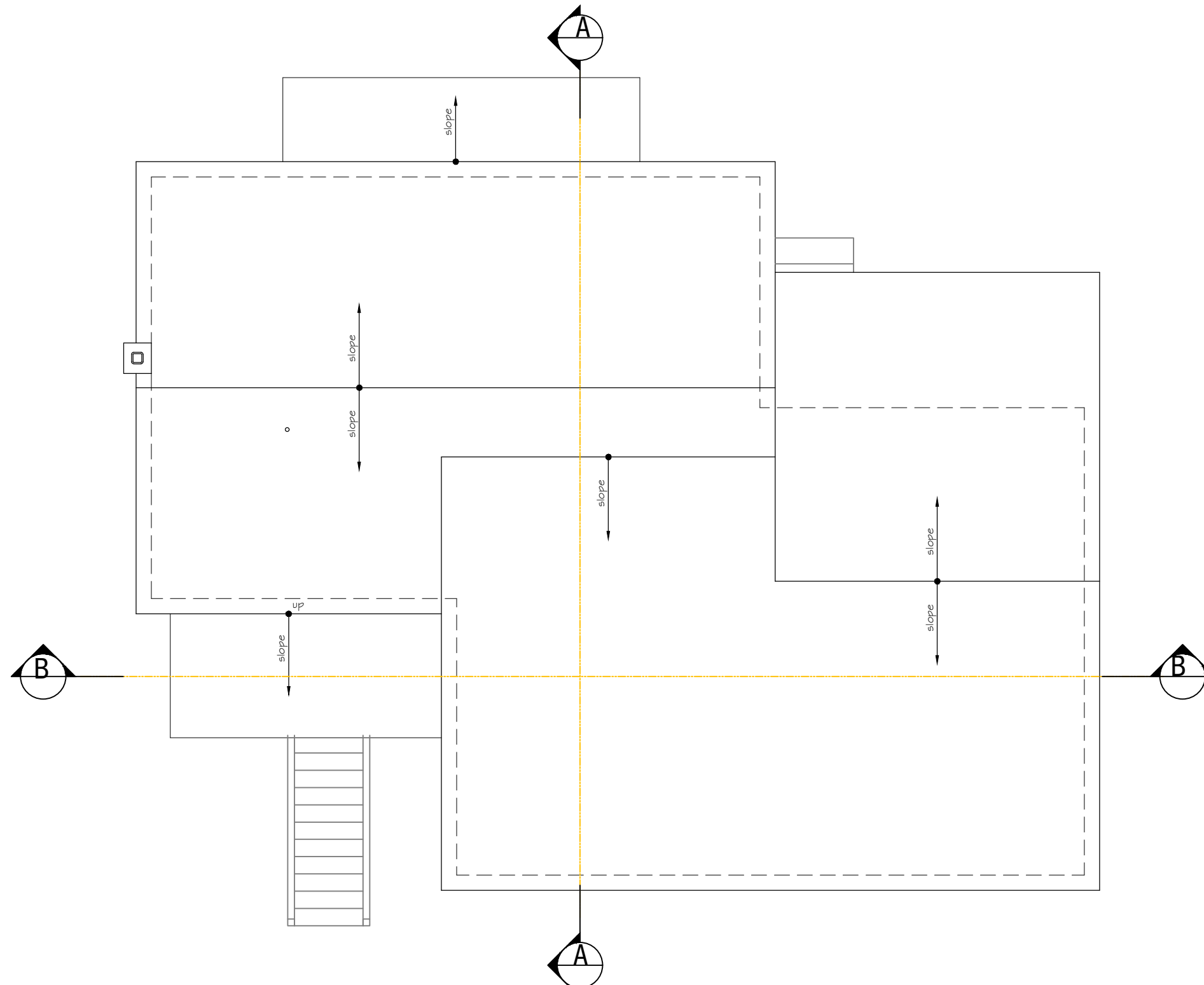




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SECOND FLOOR PLAN
1326 CR 7

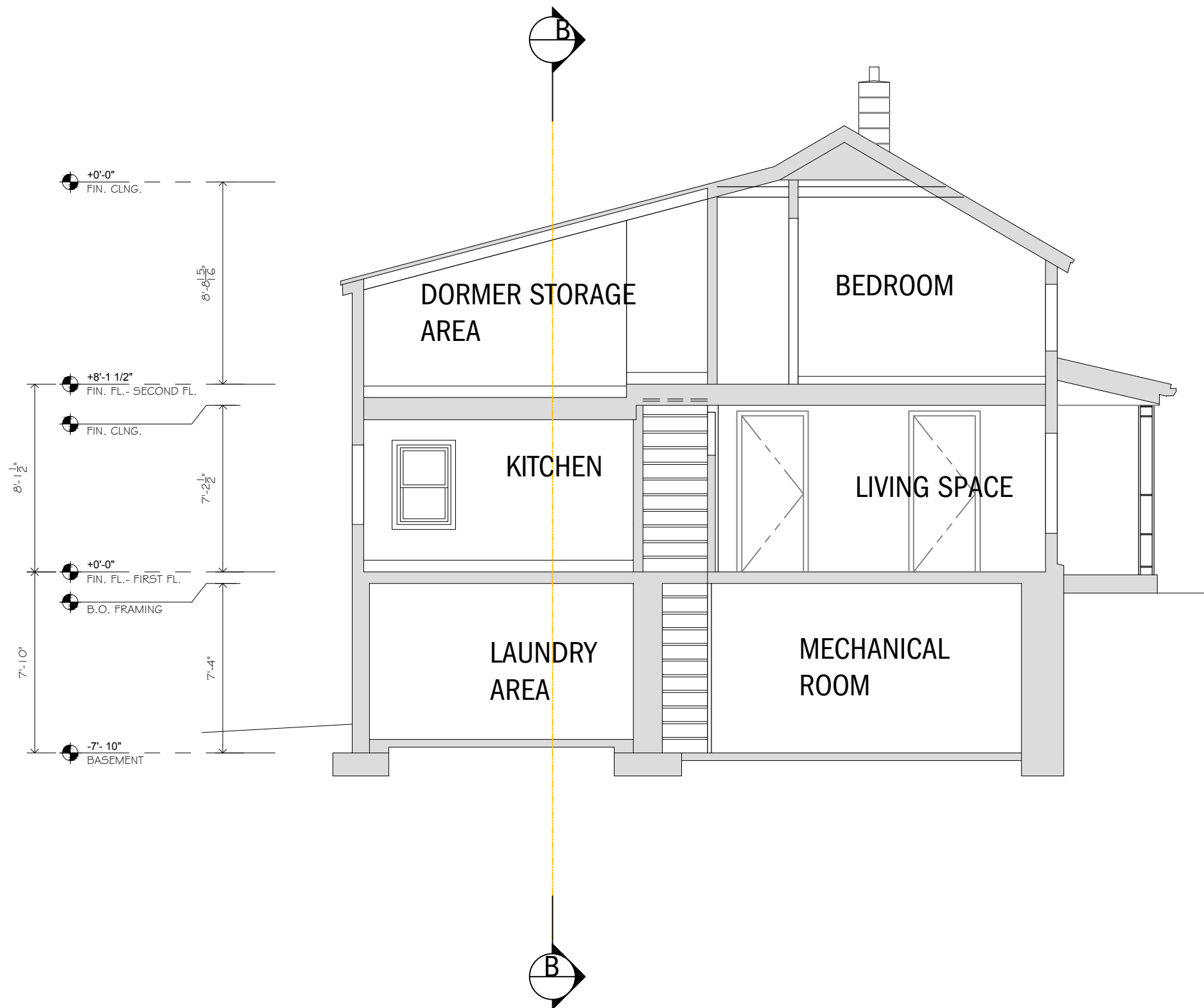




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EXISTING ROOF PLAN
1326 CR 7

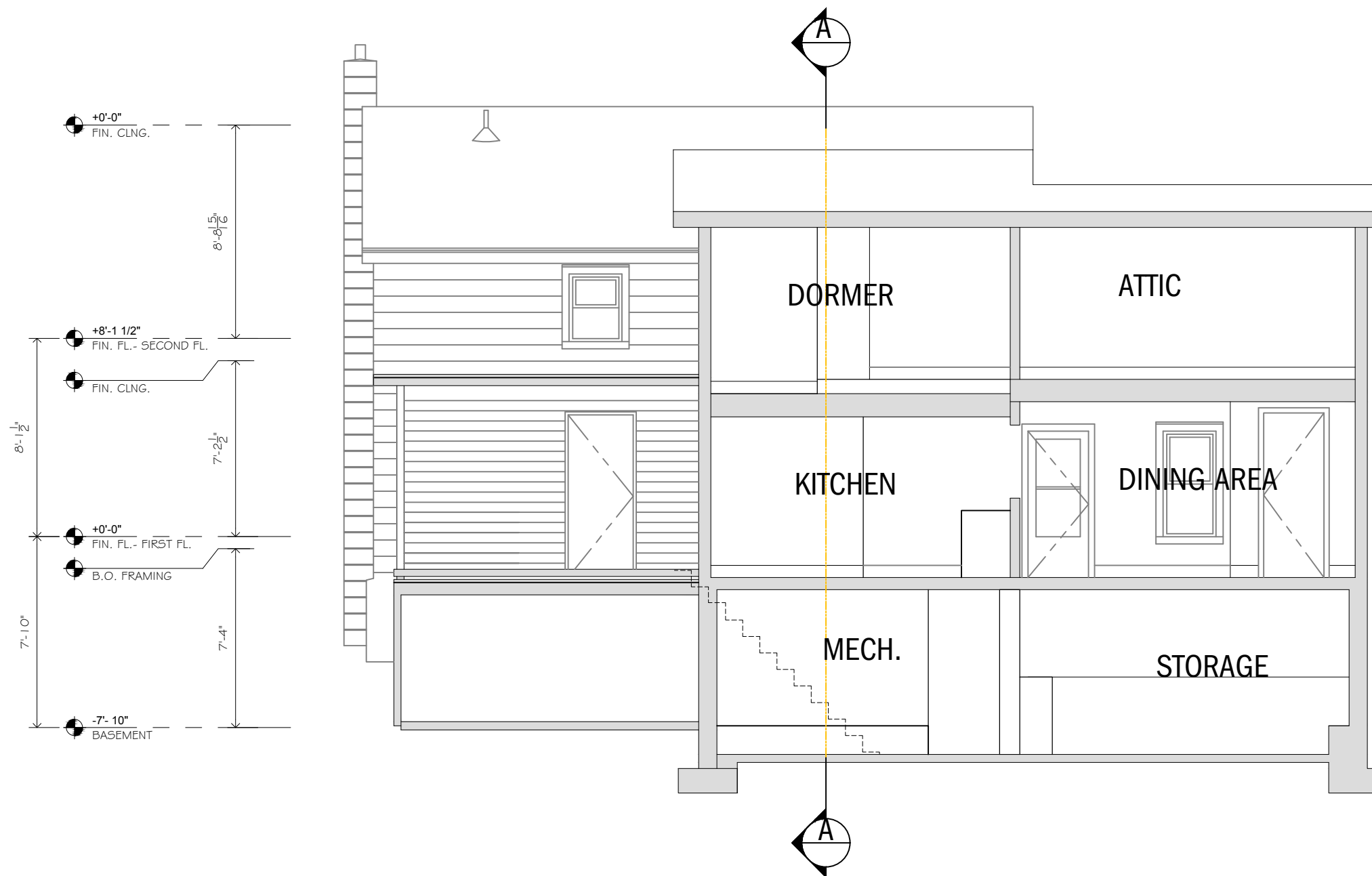




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EXISTING SECTION A-A
1326 CR 7

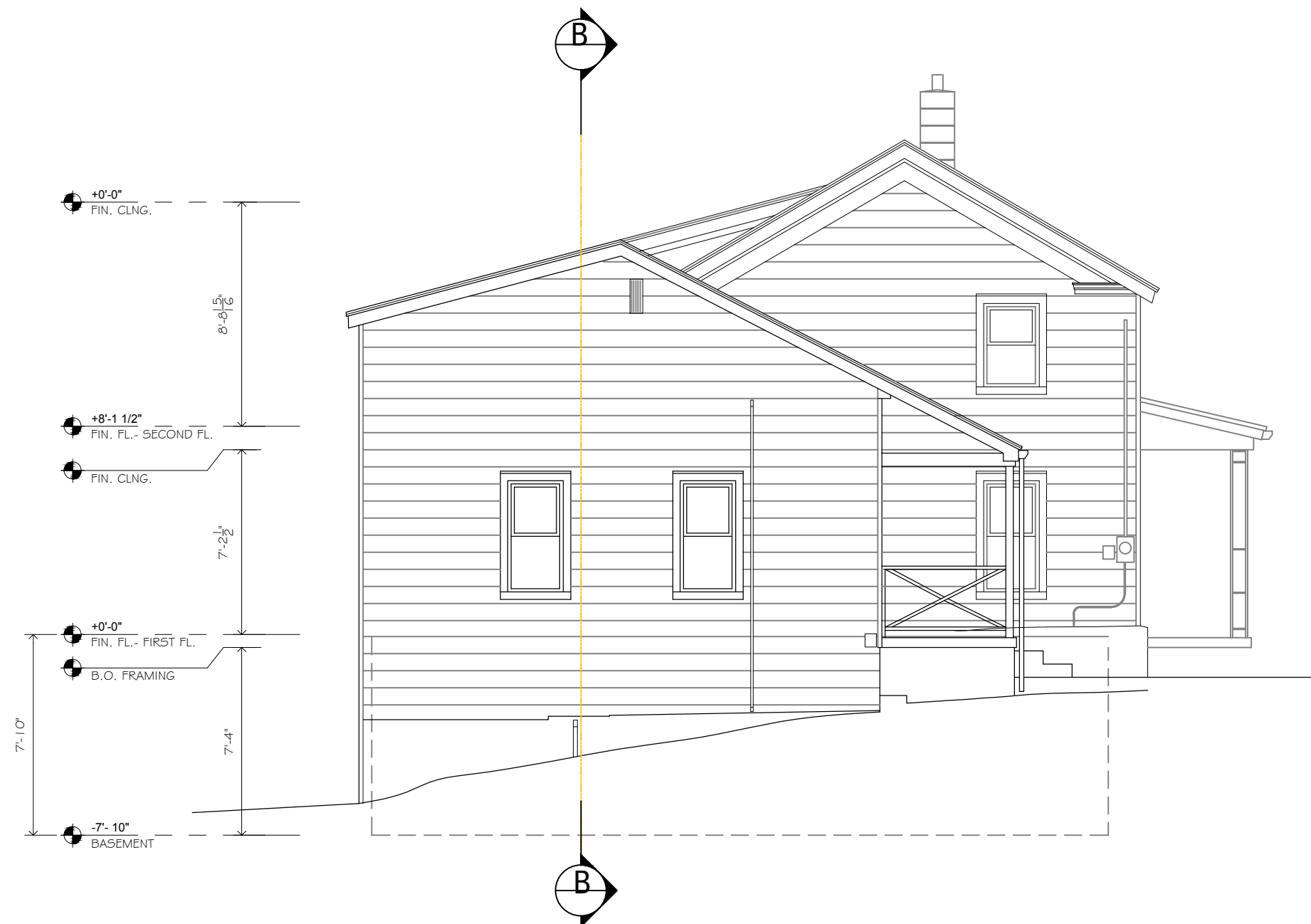




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EXISTING SECTION B-B
1326 CR 7



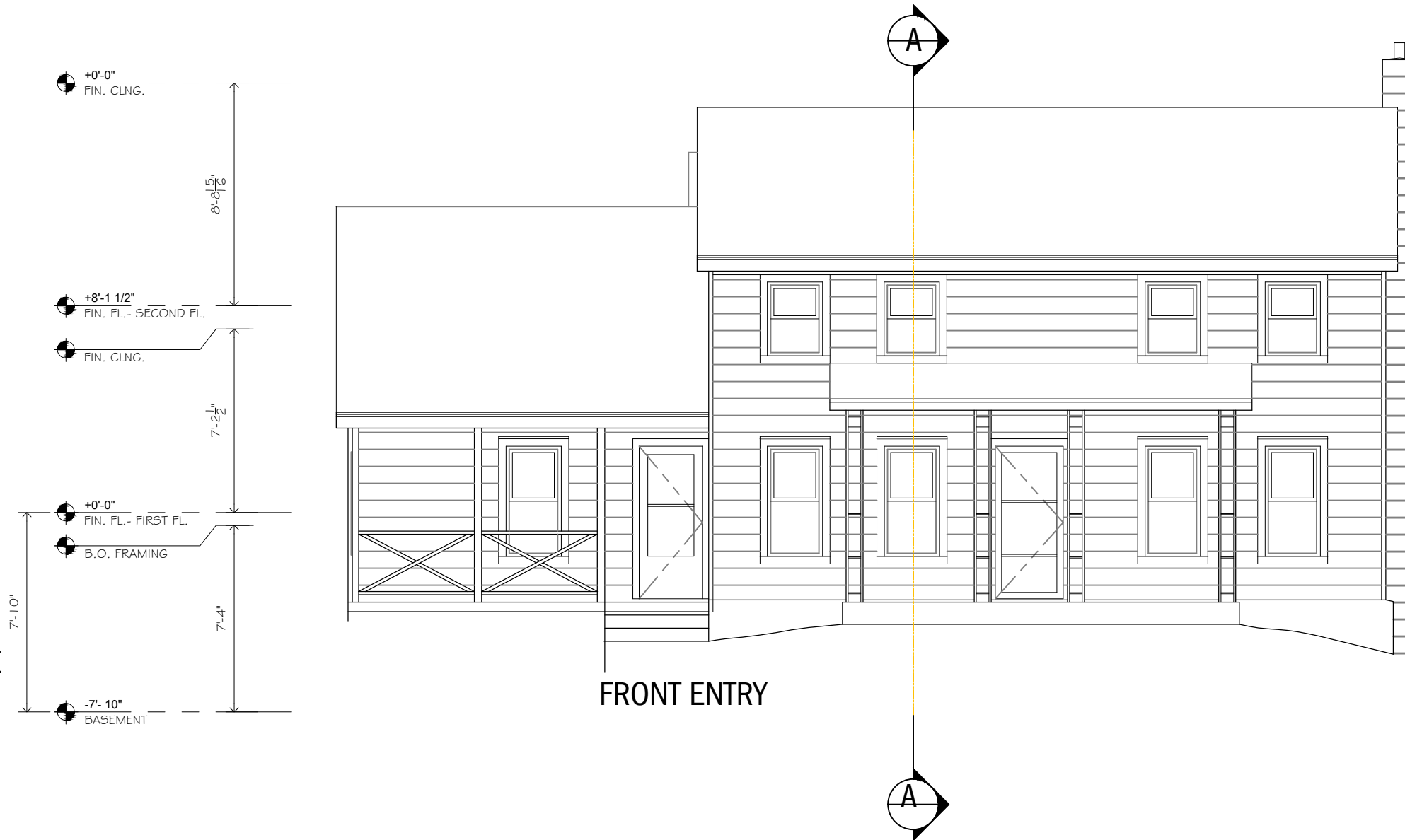


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EXISTING NORTH ELEVATION 1326
CR 7



ANCRAM OPERA HOUSE

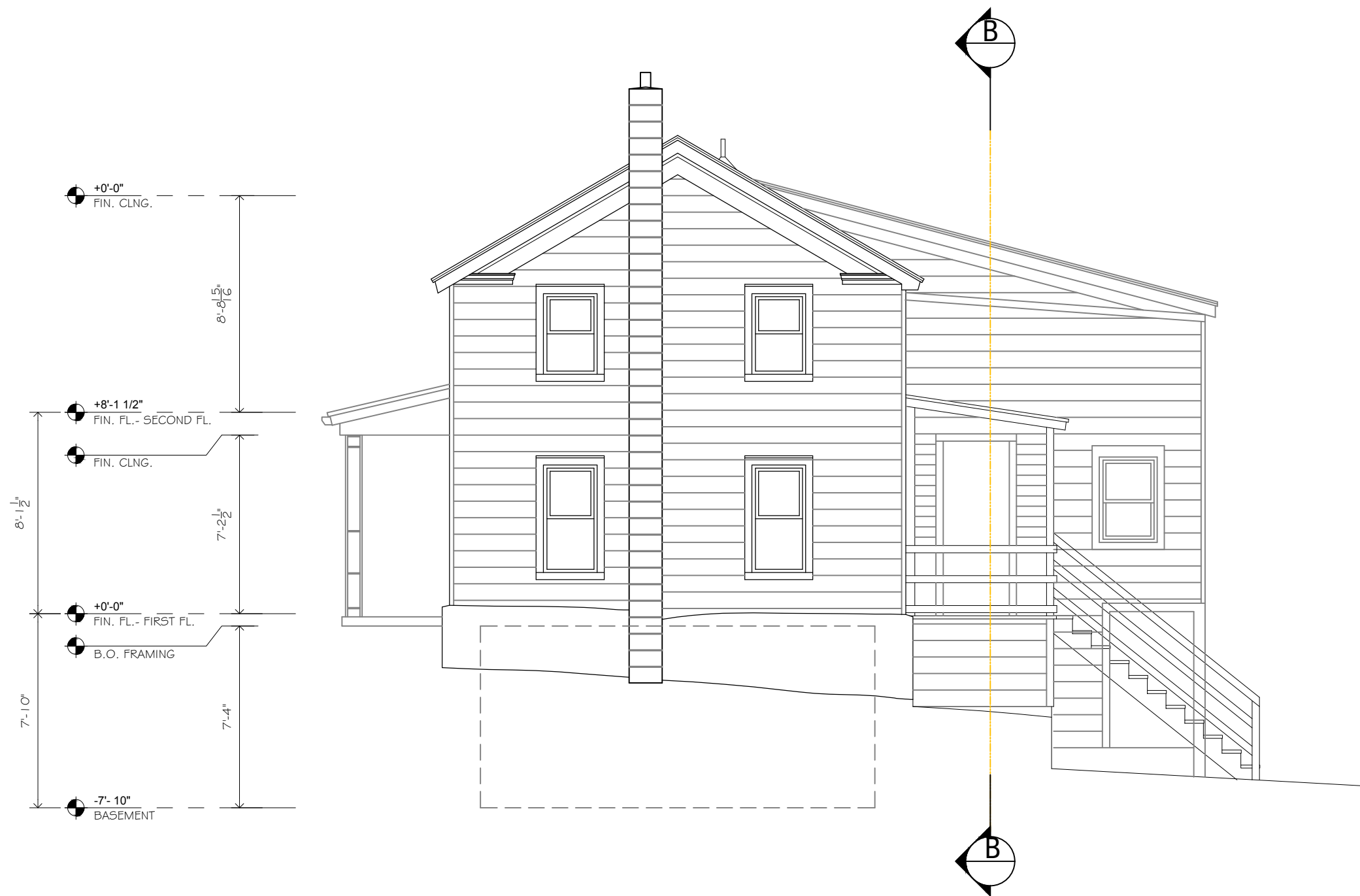


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EXISTING WEST ELEVATION 1326
CR 7



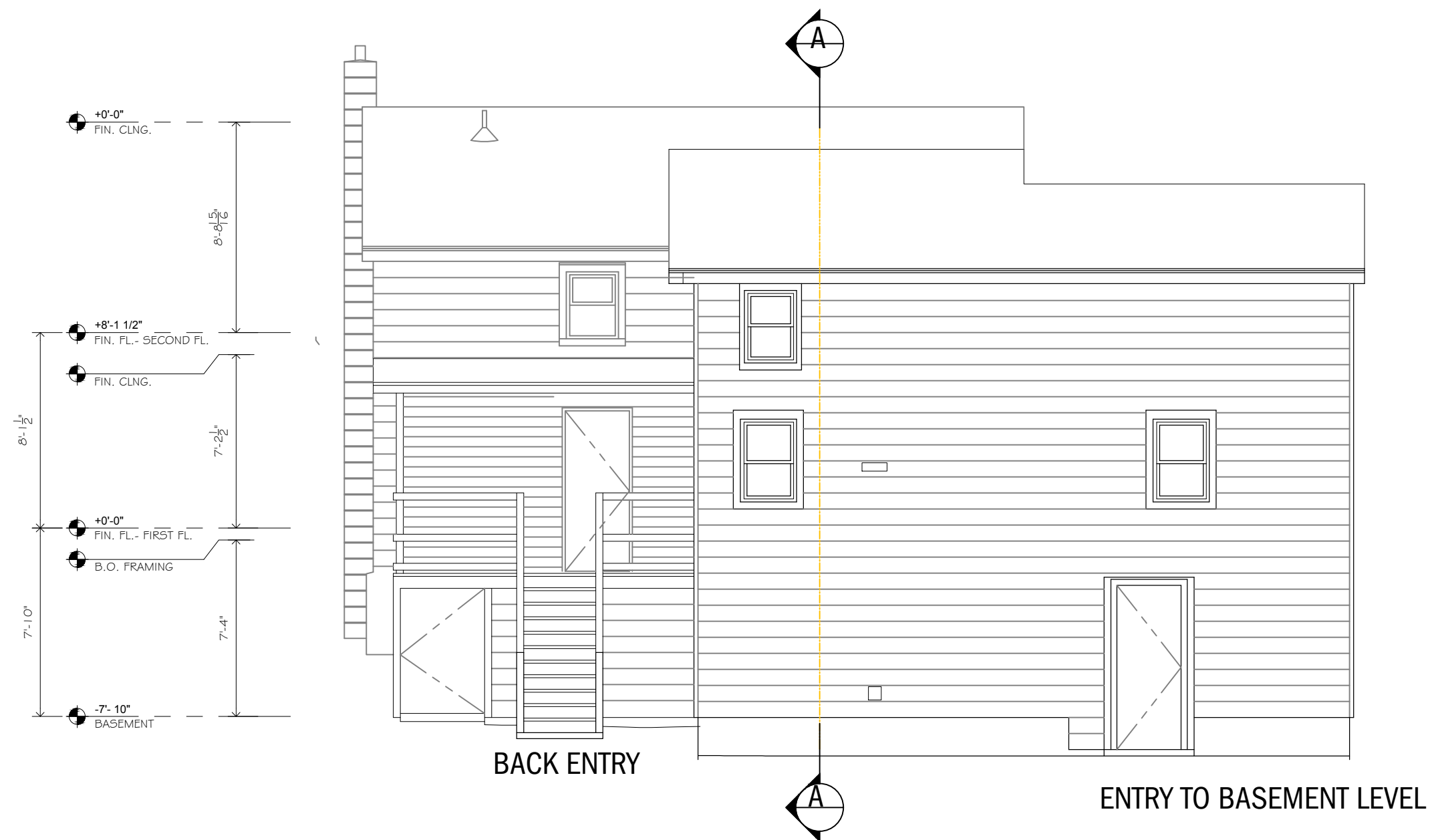
COUNTY ROUTE 7



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EXISTING SOUTH ELEVATION
1326 CR 7



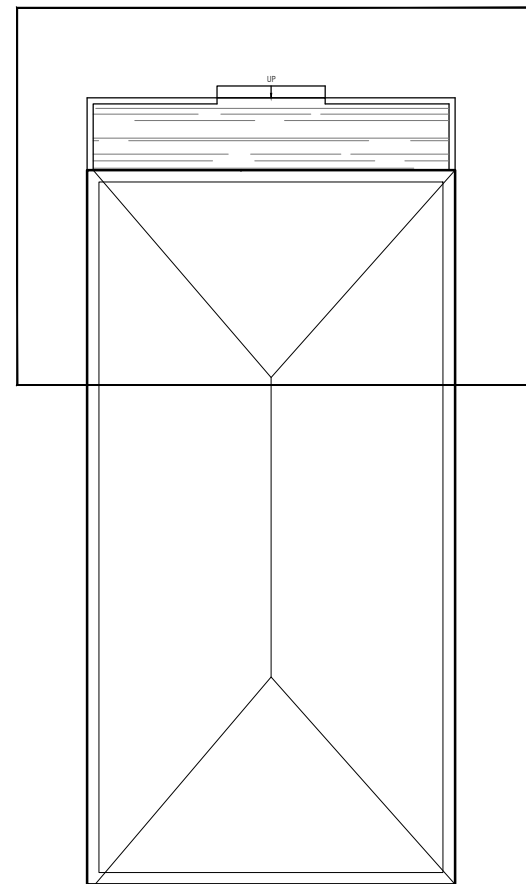


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EXISTING EAST ELEVATION 1326 CR 7

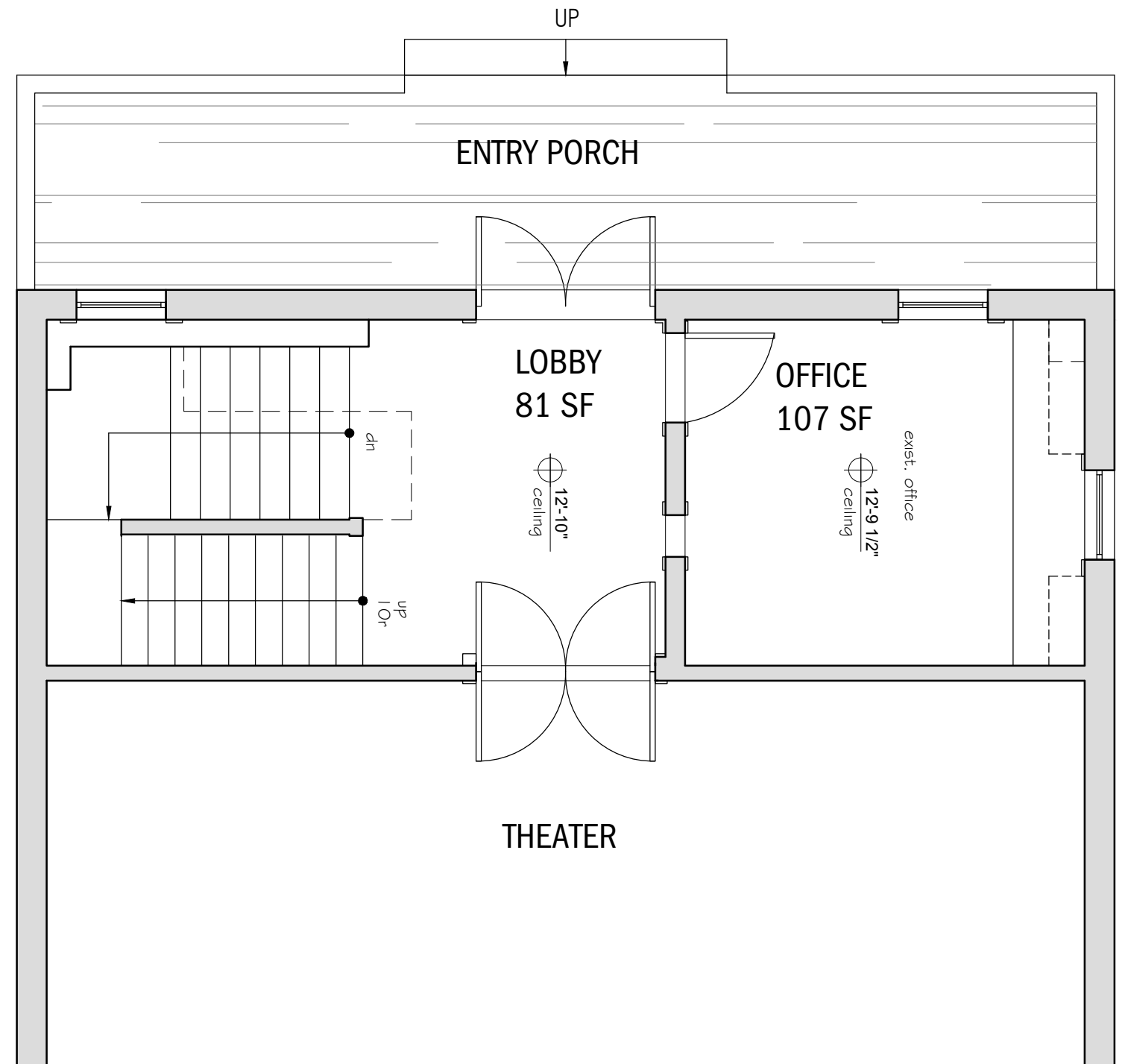


EXPANDED PLAN



OPERA HOUSE

COUNTY ROUTE 7



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EXISTING CONDITIONS
OFFICE PLAN
1330 CR 7



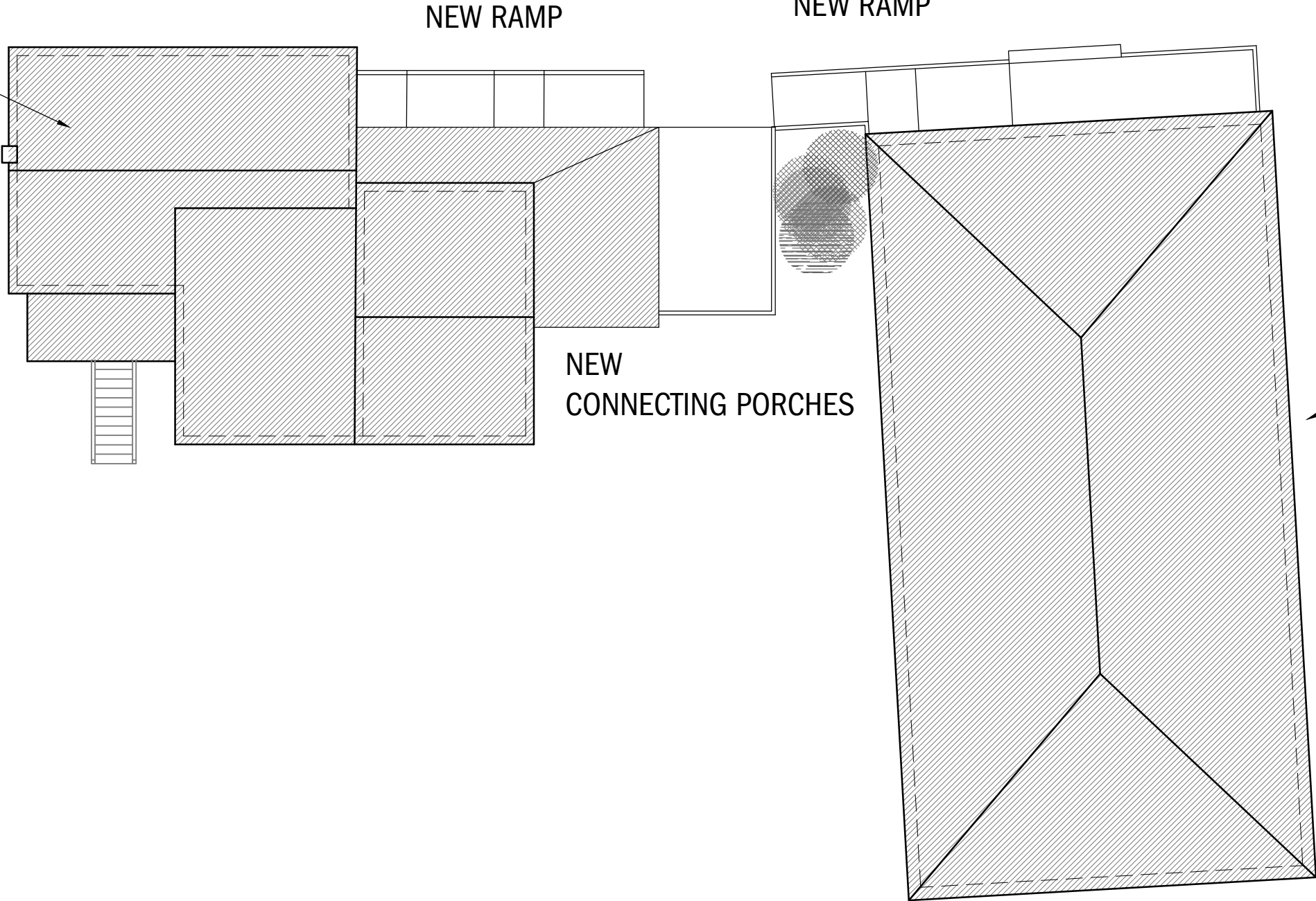


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PROPOSED PLANS, ELEVATIONS AND VIEWS

COUNTY ROUTE 7

1326 COUNTY
ROUTE 7
CONKLIN HOUSE



NEW
CONNECTING PORCHES

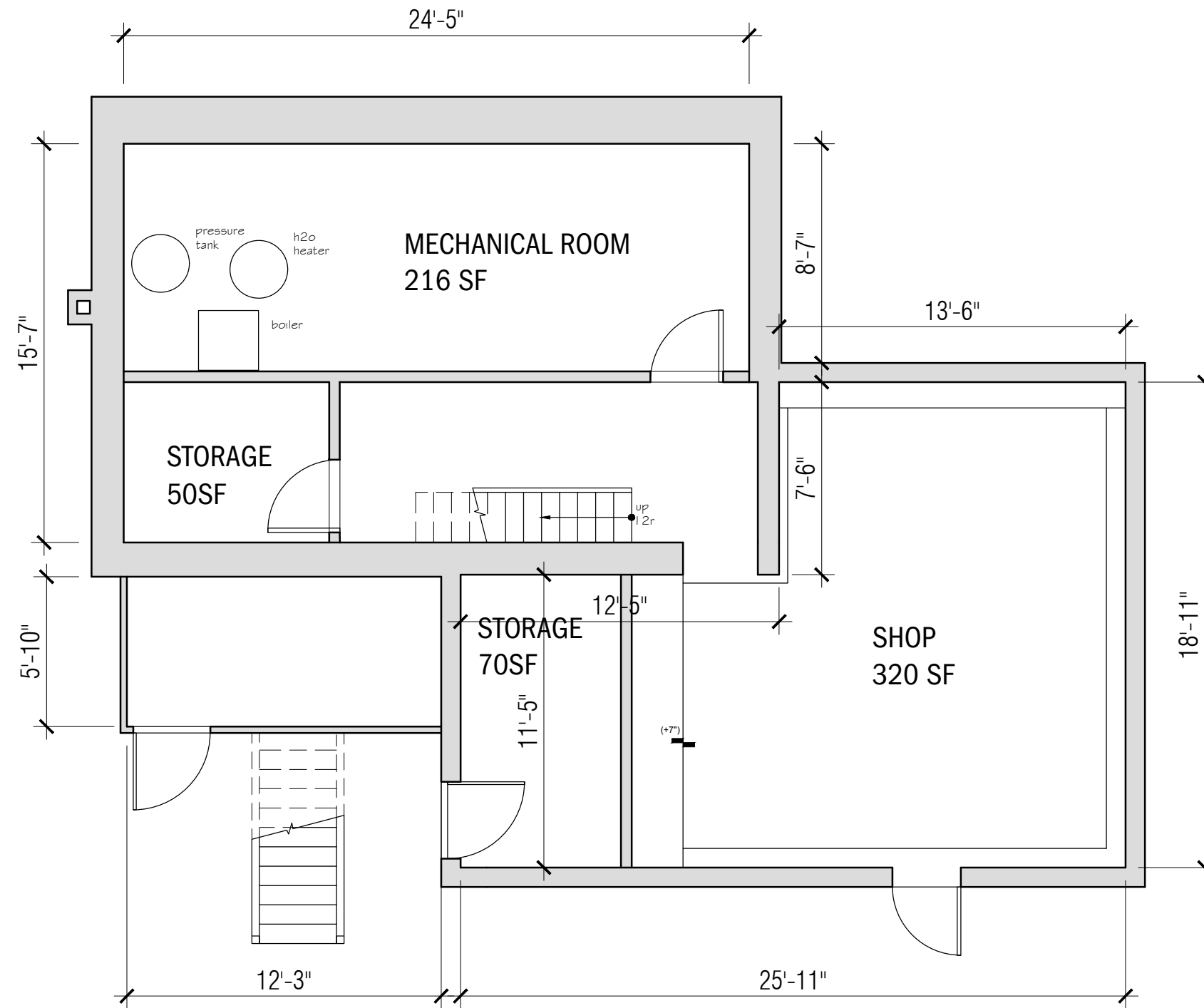
1330 COUNTY
ROUTE 7
ANCRAM OPERA
HOUSE



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PROPOSED SITE PLAN
1376 CR 7

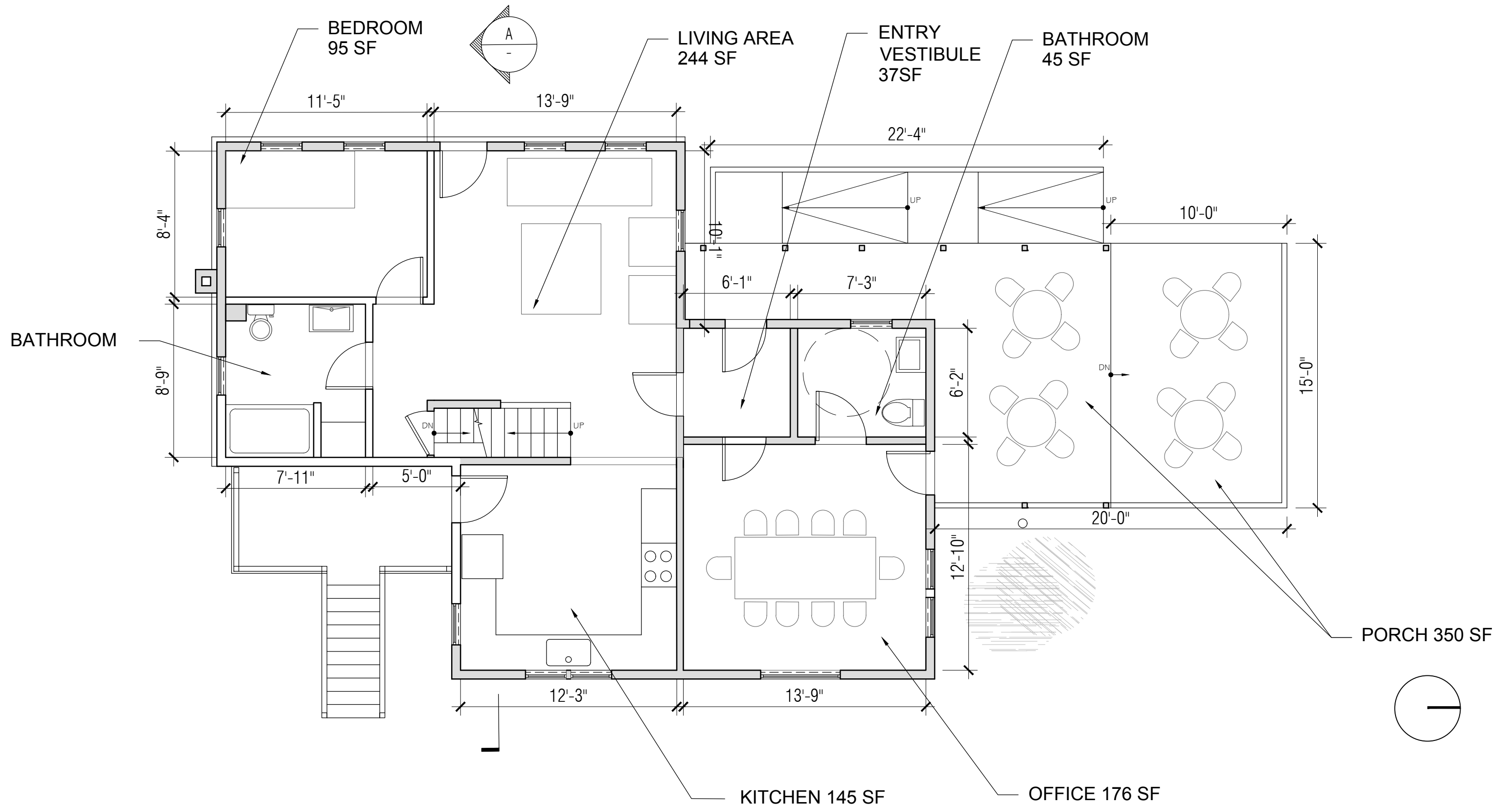




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PROPOSED BASEMENT PLAN
1326 CR 7

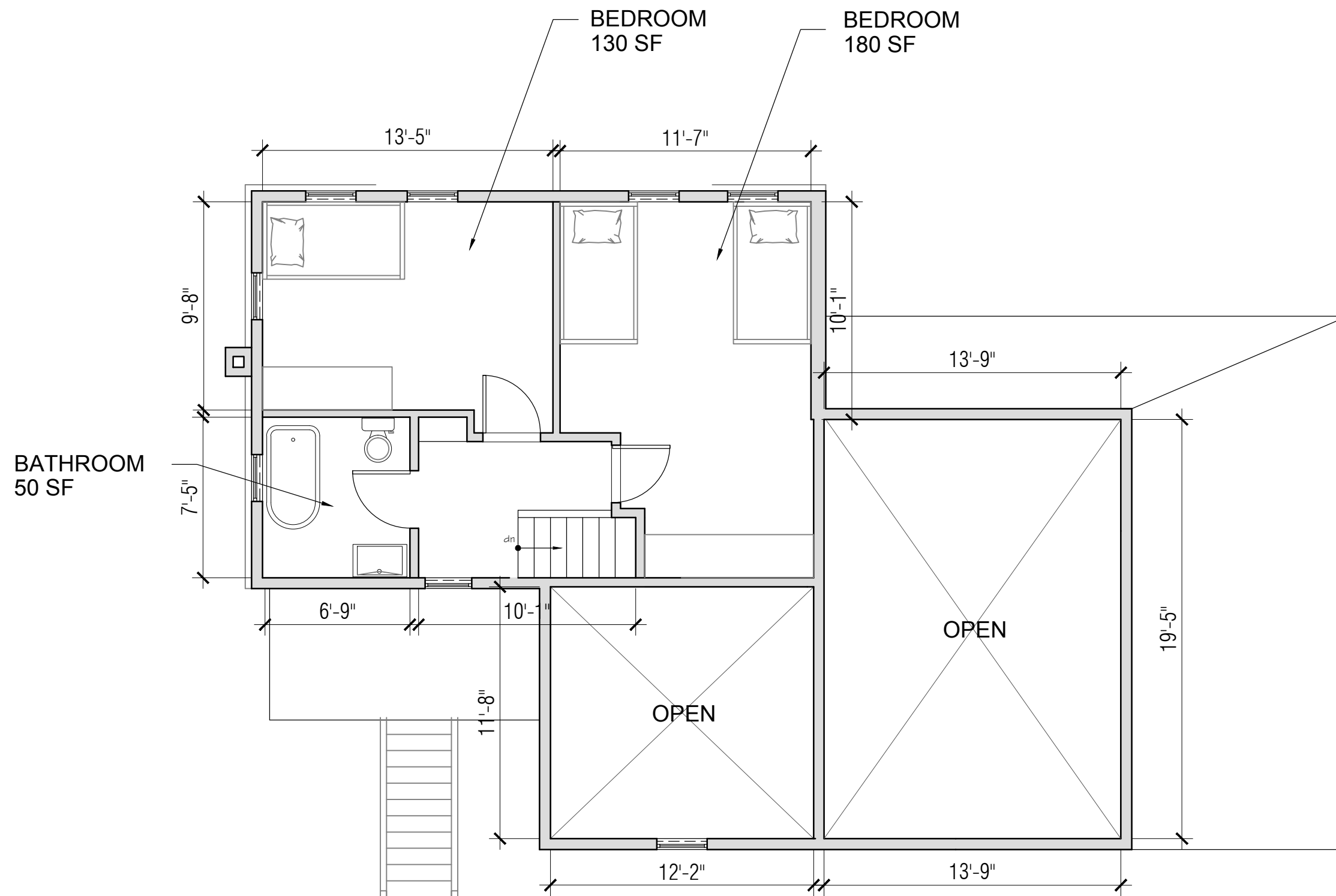




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PROPOSED FIRST FLOOR
1326 CR 7

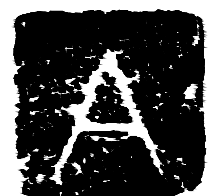
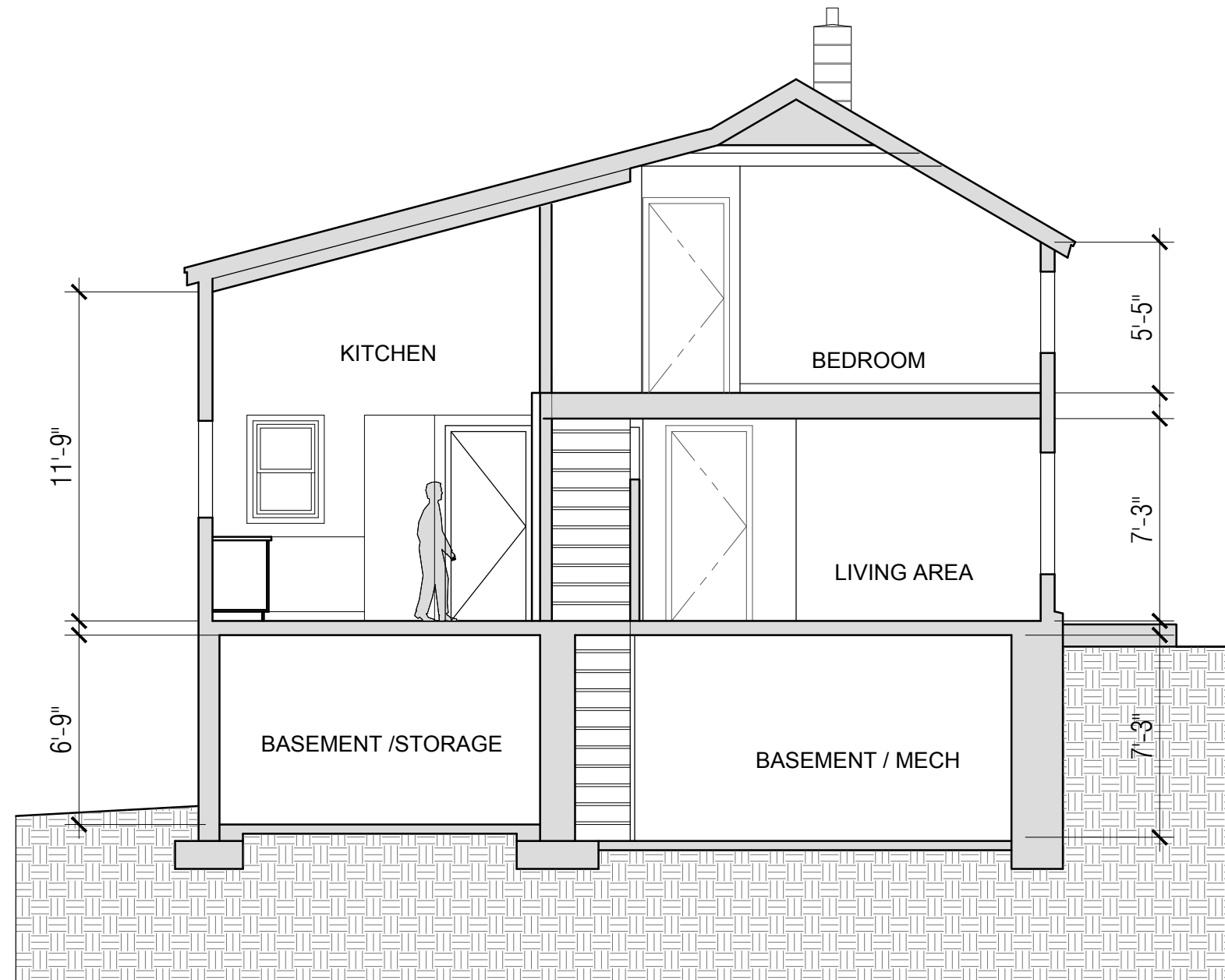




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PROPOSED SECOND FLOOR
1326 CR 7

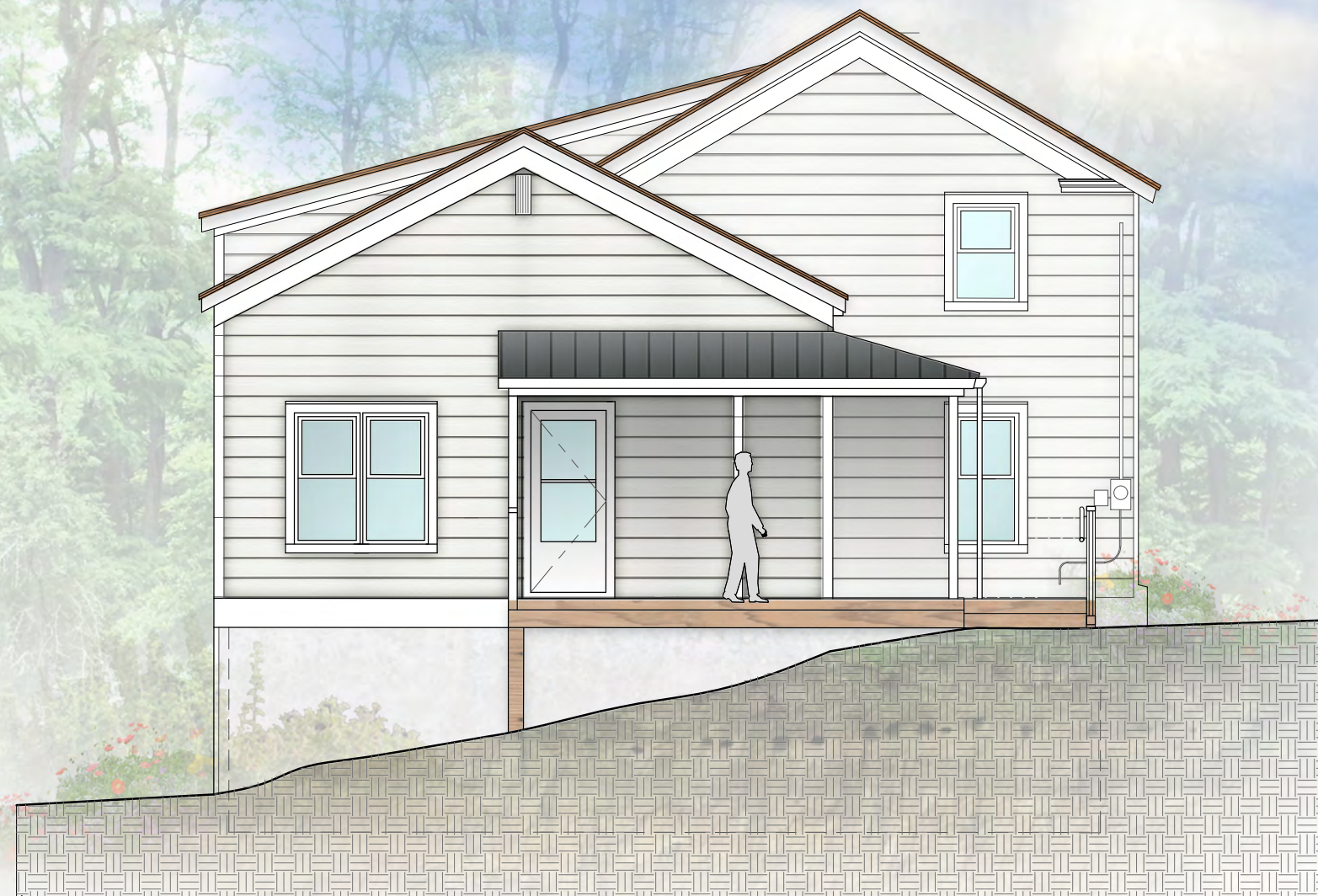




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HILLSDALE, NY 12529

PROPOSED SECTION A-A
1326 CR 7

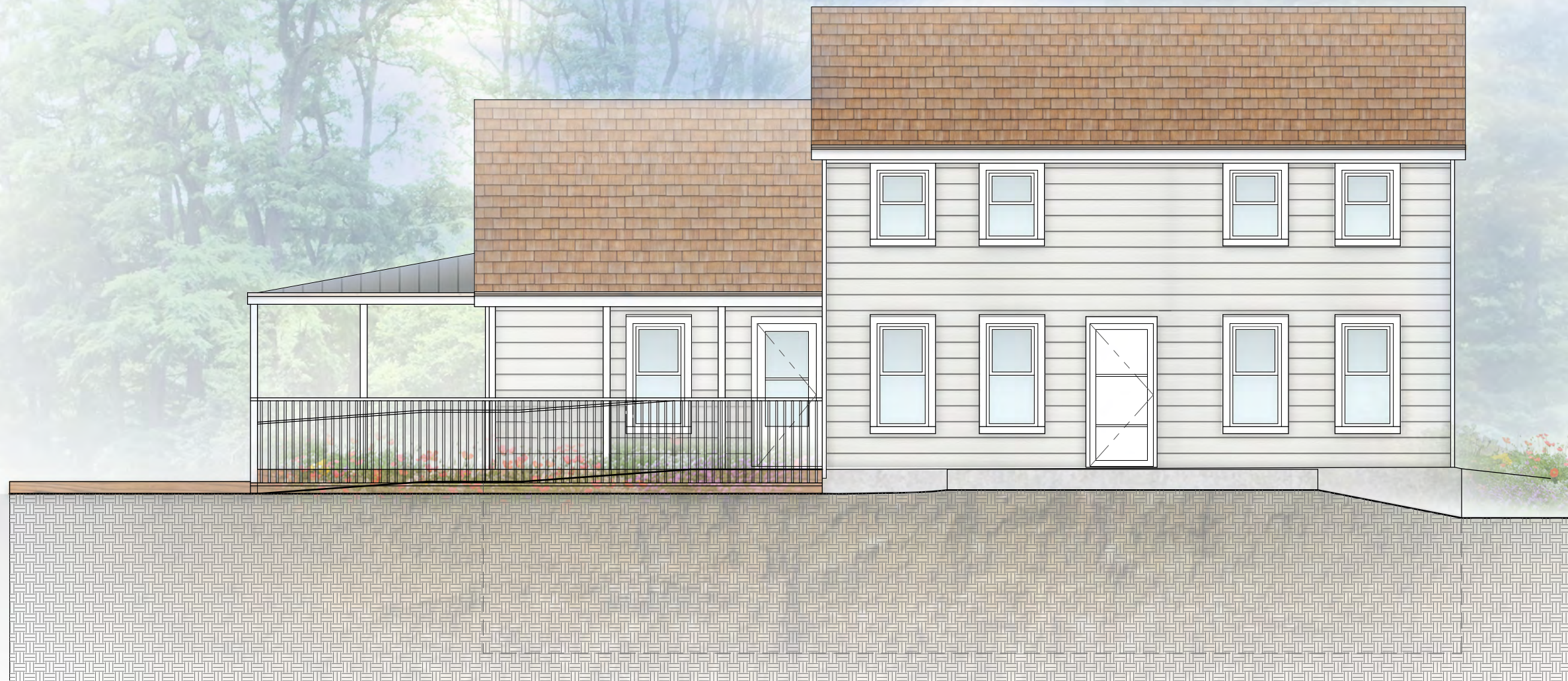




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PROPOSED NORTH
ELEVATION
1326 COUNTY RTE 7





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PROPOSED WEST
ELEVATION
1326 COUNTY RTE 7





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PROPOSED SOUTH
ELEVATION
1326 COUNTY RTE 7





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PROPOSED EAST
ELEVATION
1326 COUNTY RTE 7



NEW RAMP
ENTRANCE

COUNTY RTE 7

UP

EXISTING ENTRY PORCH

7'-5"

LOBBY
107 SF

NEW ADA WC
55 SF

7'-4"

STORAGE
20 SF

THEATER



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HILLSDALE, NY 12529

PROPOSED BATHROOM PLAN
1330 CR 7





ACKERT ARCHITECTURE, PC



FRONT VIEW FROM COUNTY ROUTE 7



ACKERT ARCHITECTURE, PC



AERIAL VIEW LOOKING SOUTH



ACKERT ARCHITECTURE, PC



VIEW FROM PORCH LOOKING NORTH



ACKERT ARCHITECTURE, PC



VIEW LOOKING NORTH ALONG CR 7